019.0	0001	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	811,400 / 811,400
					USE VALUE:	811,400 / 811,400
					ASSESSED:	811,400 / 811,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		SHERATON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GEANNARIS SOTIRIOS G
Owner 2:	
Owner 3:	
Street 1:	11 SHERATON PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GEANNARIS GEORGE S -
Owner 2:	-
Street 1:	11 SHERATON PARK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .18 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 1388 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7837.000	254,600		556,800	811,400
Total Card	0.180	254,600		556,800	811,400
Total Parcel	0.180	254,600		556,800	811,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 584.58 | /Parcel: 584.58

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 13666

GIS Ref

GIS Ref

Insp Date 11/30/17

!1614!

PREVIOUS ASSESSMENT

Parcel ID: 019.0-0001-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	254,600	0	7,837.	556,800	811,400		Year end	12/23/2021
2021	101	FV	246,500	0	7,837.	556,800	803,300		Year End Roll	12/10/2020
2020	101	FV	246,500	0	7,837.	556,800	803,300	803,300	Year End Roll	12/18/2019
2019	101	FV	210,300	0	7,837.	720,600	930,900	930,900	Year End Roll	1/3/2019
2018	101	FV	210,300	0	7,837.	458,600	668,900	668,900	Year End Roll	12/20/2017
2017	101	FV	210,300	0	7,837.	419,300	629,600	629,600	Year End Roll	1/3/2017
2016	101	FV	210,300	0	7,837.	340,700	551,000	551,000	Year End	1/4/2016
2015	101	FV	198,000	0	7,837.	340,700	538,700	538,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:16:54

LAST REV

Date	Time
07/10/19	13:58:15
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 1614

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GEANNARIS GEORG	1546-22	1	6/28/2019	Family	410,000	No	No		
	1023-81		12/1/1986		195,000	No	No		Lorraine Geannaris dod 10/8/2001

USER DEFINED

Prior Id # 1:	13666
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2009	335	Redo Bat	14,000					
10/28/1996	561		2,500					FOUNDATION

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2017	MEAS&NOTICE	BS	Barbara S
5/11/2009	Meas/Inspect	372	PATRIOT
9/28/1999	Meas/Inspect	264	PATRIOT
8/14/1997		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7837		Sq. Ft.	Site		0	85.	0.84	2									556,844						556,800	

Total AC/HA:	0.17991	Total SF/SM:	7837	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	556,844	Spl Credit		Total:	556,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	92500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	345940
Depreciation:	91328
Depreciated Total:	254612

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

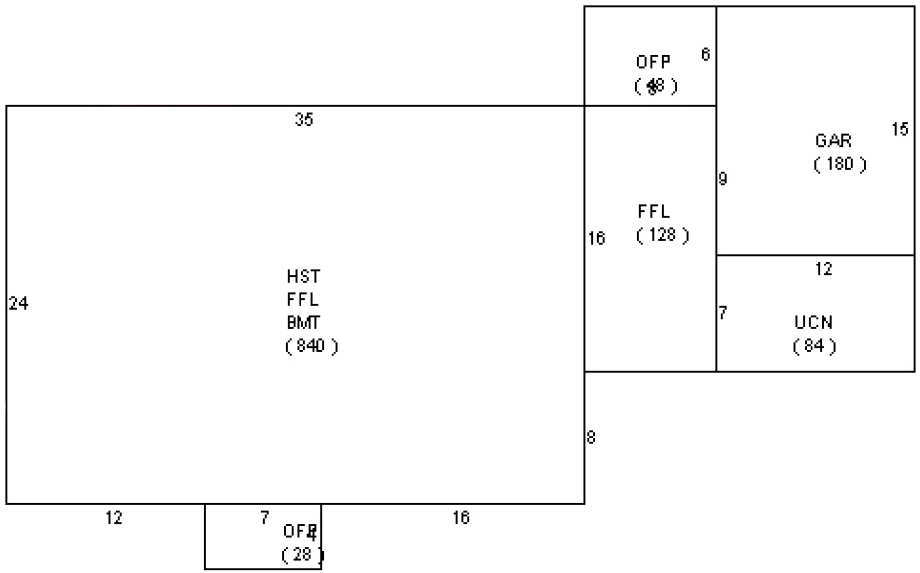
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.49
Special Features:	0	Val/Su Net:	99.14
Final Total:	254600	Val/Su SzAd	183.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	968	148.490	143,734
BMT	Basement	840	44.550	37,418
HST	Half Story	420	148.490	62,364
GAR	Garage	180	28.890	5,199
UCN	Canopy	84	21.680	1,821
OFP	Open Porch	76	38.210	2,904

Net Sketched Area:	2,568			Total:	253,440
Size Ad	1388	Gross Area	2988	FinArea	1388

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

019.0-0001-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc